



## 61 Castle Road

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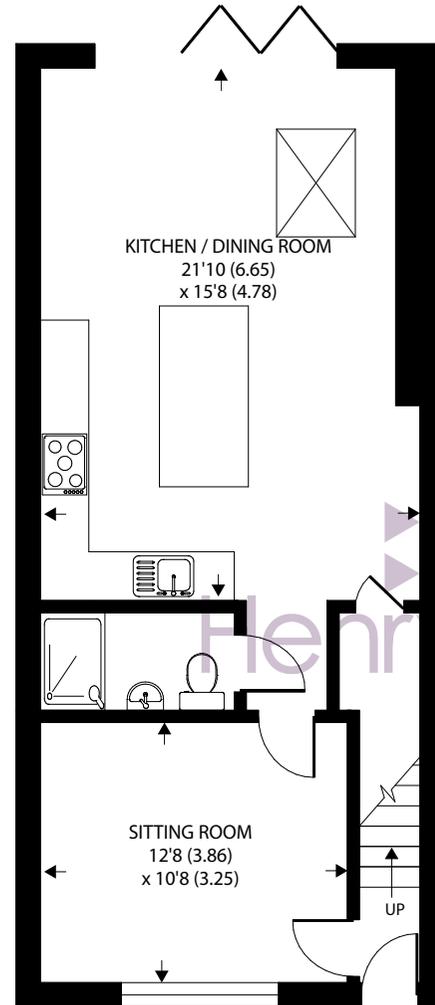
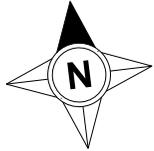
- ▶ **Beautifully Presented Three Bedroom House**
- ▶ **Stylish Fitted Open Plan Kitchen / Dining / Family Room**
- ▶ **Two Modern Bathrooms**
- ▶ **Drive offering Parking**
- ▶ **Recently Renovated & Modernised To A High Standard**
- ▶ **Cosy Sitting Room**
- ▶ **Extensive South Facing Garden**
- ▶ **No Forward Chain**

This beautifully presented three-bedroom house, with no forward chain, has recently been renovated and modernised to a high standard. Nestled within a peaceful neighbourhood close to Rowland Castle green, station and schools, this beautiful home is the epitome of contemporary living.

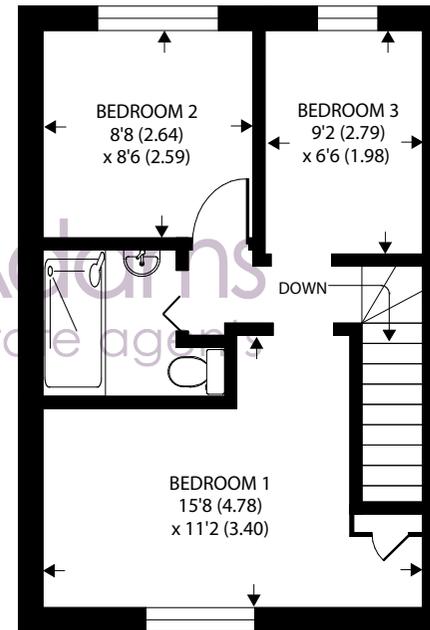
Welcoming you on the ground floor is a stylish hand built fitted open plan kitchen / dining / family room, perfect for entertaining guests or enjoying family meals. With south facing bi-fold doors and skylight, the room is flooded with natural light throughout the day. Adjoining this room and the cosy sitting room are a utility room and a modern shower room. Upstairs, are three well-appointed bedrooms and a modern bathroom, all exuding comfort and style.

The private south-facing garden, ensuring plenty of sunlight throughout the day, is the perfect retreat for those who enjoy the outdoors. With ample space for gardening, children to play, or for summer gatherings with loved ones, this garden offers endless possibilities for enjoyment and relaxation. Imagine sipping your morning coffee on the patio overlooking the lush greenery, or hosting a BBQ with friends on a warm summer evening. There is space for two cars to park on the drive and additional parking is available, providing convenience and peace of mind for homeowners with multiple vehicles. This property offers the rare combination of indoor comfort and outdoor tranquillity, making it a truly special place to call home. Don't miss the opportunity to make this your own private haven in a sought-after location.





GROUND FLOOR



FIRST FLOOR

## 61 Castle Road, Rowland's Castle

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2024. Produced for Henry Adams. REF: 1197584

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Situation

The village of Rowlands Castle lies just north of Havant, and straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stansted estate for walking. This delightful village is a quiet residential haven with a traditional village green, pubs and a selection of shops. For easy access there are commutable rail links to London Waterloo and the A3(M) interchange, which links the village to Portsmouth, Petersfield and beyond. The market town of Chichester is also close by.

10th October 2024

